

1 BILL NO. R-93-02-01
2

3 DECLARATORY RESOLUTION NO. R-07-93
4

5 A DECLARATORY RESOLUTION designating an
6 "Economic Revitalization Area" under I.C.
7 6-1.1-12.1 for property commonly known as
8 1515 Dividend Road, Fort Wayne, Indiana
9 46808.

10 (Iron Out, Inc. / HDS Investments)
11

12 WHEREAS, Petitioner has duly filed its petition dated
13 January 22, 1993 to have the following described property
14 designated and declared an "Economic Revitalization Area"
15 under Division 6, Article II, Chapter 2 of the Municipal Code
16 of the City of Fort Wayne, Indiana, of 1974, as amended, and
17 I.C. 6-1.1-12.1, to wit:
18

19 Part of the Southwest Quarter and part of the West
20 Half of the Southeast Quarter of Section 22,
21 Township 31 North, Range 12 East, described as
22 follows, to-wit:

23 Commencing at the intersection of Executive Boulevard and
24 Production Road: thence due East 771.0 feet, and 1,476
25 feet due North to an iron rod, for a place of beginning;
26 thence due West 360.0 feet to an iron rod; thence due
27 North 250.0 feet to an iron rod; thence due East 360.0
feet to an iron rod; thence due South 250.0 feet to the
place of beginning.

28 said property more commonly known as 1515 Dividend Road, Fort
29 Wayne, Indiana 46808; and

30 WHEREAS, said project will retain 16 permanent jobs for
31 a total annual payroll of \$497,841; and;

32 WHEREAS, the total estimated project cost is \$375,000;
and

33 WHEREAS, it appears the said petition should be processed
34 to final determination in accordance with the provisions of
35 said Division 6.

36 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
37 THE CITY OF FORT WAYNE, INDIANA:

38 SECTION 1. That, subject to the requirements of Section
39 6, below, the property hereinabove described is hereby
40 designated and declared an "Economic Revitalization Area"

1 under I.C. 6-1.1-12.1. Said designation shall begin upon the
2 effective date of the Confirming Resolution referred to in
3 Section 6 of this Resolution and shall continue for one (1)
4 year thereafter. Said designation shall terminate at the end
5 of that one (1) year period.

6 **SECTION 2.** That, upon adoption of the Resolution:

- 7 (a) Said Resolution shall be filed with the Allen
8 County Assessor;
- 9 (b) Said Resolution shall be referred to the Committee
10 on Finance and shall also be referred to the
11 Department of Economic Development requesting a
12 recommendation from said department concerning the
13 advisability of designating the above designated
14 area an "Economic Revitalization Area";
- 15 (c) Common Council shall publish notice in accordance
16 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
17 adoption and substance of this resolution and
18 setting this designation as an "Economic
19 Revitalization Area" for public hearing;
- 20 (d) If this Resolution involves an area that has
21 already been designated an allocation area under
22 I.C. 36-7-14-39, then the Resolution shall be
23 referred to the Fort Wayne Redevelopment Commission
24 and said designation as an "Economic Revitalization
25 Area" shall not be finally approved unless said
26 Commission adopts a Resolution approving the
27 petition.

28 **SECTION 3.** That, said designation of the hereinabove
29 described property as an "Economic Revitalization Area" shall
30 apply to both a deduction of the assessed value of real estate
31 and personal property for new manufacturing equipment.

32 **SECTION 4.** That, the estimate of the number of

1 individuals that will be employed or whose employment will be
2 retained and the estimate of the annual salaries of those
3 individuals and the estimate of the value of redevelopment or
4 rehabilitation and the estimate of the value of new
5 manufacturing equipment, all contained in Petitioner's
6 Statement of Benefits, are reasonable and are benefits that
7 can be reasonably expected to result from the proposed
8 described redevelopment or rehabilitation and from the
9 installation of new manufacturing equipment.

10 **SECTION 5.** That, the current year approximate tax rates
11 for taxing units within the City would be:

- 12 (a) If the proposed development does not occur, the
13 approximate current year tax rates for this site
14 would be \$7.7728/\$100.
- 15 (b) If the proposed development does occur and no
16 deduction is granted, the approximate current year
17 tax rate for the site would be \$7.7728/\$100 (the
18 change would be negligible).
- 19 (c) If the proposed development occurs and a deduction
20 percentage of fifty percent (50%) is assumed, the
21 approximate current year tax rate for the site
22 would be \$7.7728/\$100 (the change would be
23 negligible).
- 24 (d) If the proposed new manufacturing equipment is not
25 installed, the approximate current year tax rates
26 for this site would be \$7.7728/\$100.
- 27 (e) If the proposed new manufacturing equipment is
28 installed and no deduction is granted, the
29 approximate current year tax rate for the site
30 would be \$7.7728/\$100 (the change would be
31 negligible).
- 32 (f) If the proposed new manufacturing equipment is

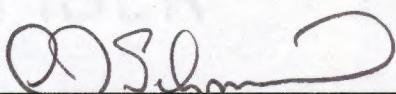
1 installed and a deduction percentage of eighty percent
2 (80%) is assumed, the approximate current year tax rate for
3 the site would be \$7.7728/\$100 (the change would be
4 negligible).

5 **SECTION 6.** That, this Resolution shall be subject to
6 being confirmed, modified and confirmed, or rescinded after
7 public hearing and receipt by Common Council of the above
8 described recommendations and resolution, if applicable.

9 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is
10 hereby determined that the deduction from the assessed value
11 of the real property shall be for a period of ten (10) years,
12 and the deduction from the assessed value of the new
13 manufacturing equipment shall be for a period of five (5)
14 years.

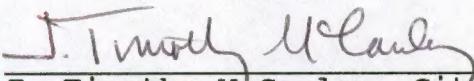
15 **SECTION 8.** That, the benefits described in the
16 Petitioner's Statement of Benefits can be reasonably expected
17 to result from the project and are sufficient to justify the
18 applicable deductions.

19 **SECTION 9.** That, this Resolution shall be in full force
20 and effect from and after its passage and any and all
21 necessary approval by the Mayor.

22
23
24 
25
26

Member of Council

27 APPROVED AS TO FORM AND LEGALITY

28
29 
30 J. Timothy McCaulay, City Attorney

31

32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Sandra E. Kennedy, seconded by John L. Edmondson, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	6			3
BRADBURY				✓
EDMONDS	✓			
GIAQUINTA				✓
HENRY	✓			
LONG				✓
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 2-9-93

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
John L. Edmondson, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-07-93

on the 9th day of February, 1993

ATTEST:

(SEAL)

Sandra E. Kennedy
PRESIDING OFFICER

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
John L. Edmondson, Deputy Clerk
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of February, 1993, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
John L. Edmondson, Deputy Clerk
Approved and signed by me this 15th day of February,

19 93, at the hour of 4:15 o'clock P.M., E.S.T.

PAUL HELMKE, MAYOR
11666



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

IRON OUT, INCORPORATED / HDS INVESTMENTS

Address of taxpayer (street and number, city, state and ZIP code)

1515 DIVIDEND ROAD
FORT WAYNE, IN 46808

Name of contact person

John A. Didier

Telephone number
(219) 483-2519

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 1515 Dividend Road Fort Wayne, IN	County Allen
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Adding a 10,000 sq.ft. cold storage warehouse addition w/concrete block walls and flat built-up roof. Purchasing (2) new bottle filling lines; (2) new carton taping machines; (1) new bottle unscrambler & orienter machine.	Taxing district Washington 80
	Estimated starting date March 1993
	Estimated completion date March 1993

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number 16	Salaries 497,841	Number retained 16	Salaries 497,841	Number additional	Salaries

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values		83700		69010
Plus estimated values of proposed project	250000		125000	
Less values of any property being replaced				
Net estimated values upon completion of project				

SECTION 5

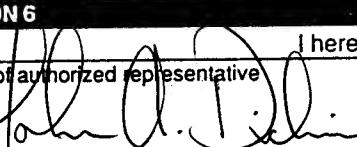
OTHER BENEFITS PROMISED BY THE TAXPAYER

As a Fort Wayne company, Iron Out, Inc. has been bringing business to the area for over thirty years. To be able to continue to compete with the larger and larger corporations of today, our company needs to find savings wherever possible. The granting of this tax abatement will help us to be able to continue employing many area taxpayers while bringing continued business to Fort Wayne.

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title John A. Didier	Date signed (month, day, year) 01/18/93
	Controller	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; Yes No
 2. Installation of new manufacturing equipment; Yes No
 3. Residentially distressed areas Yes No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- 5 years 10 years

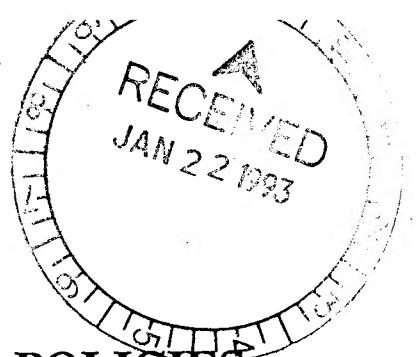
Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>John J. Schmidt Council Member</i>	Telephone number (219) 427-1208	Date signed (month, day, year) <i>Feb. 9, 1993</i>
Attested by: <i>Donald E. Kennedy City Club</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



TAX ABATEMENT

FORT WAYNE COMMON COUNCIL POLICIES

1. Economic Development Revitalization Area designation is made for a one year period unless otherwise requested by the applicant.
2. The tax abatement application must be filed in the office of the Fort Wayne Department of Economic Development prior to the applicant receiving any necessary building permits or new equipment being purchased.
3. In reviewing an application, the Department of Economic Development and the Fort Wayne Common Council will consider the number and type of new jobs to be created and/or retained by the project. These jobs should be permanent, full-time positions. In addition, an increase to the labor force should result from the project rather than the redistribution of existing jobs.
4. Before a tax abatement application will be processed, the proper zoning is required.

LENGTH OF ABATEMENT

Type of Business	Enterprise Zone	Industrial Land	Industrial Land*	EDTA **
Manufacturing	10 yrs	10 yrs	6 yrs	n/a
Warehousing				
Commercial & Service	6 yrs	3 yrs	0 yrs	6 yrs
Retail	0 yrs	0 yrs	0 yrs	6 yrs

*Requiring public improvements. When a project requires public improvements, such as extending water and sewer lines, it will not be eligible for a ten year abatement.

**Projects in EDTA's which are in established Economic Improvement Districts or Merchant Association's are eligible for ten year abatements.



"ECONOMIC REVITALIZATION AREA" PROCEDURES FORT WAYNE, INDIANA

1. Applicant receives an application for designation of property as an "Economic Revitalization Area" and Statement of Benefits form.
2. Application is completed and filed in the Office of the Department of Economic Development along with the Statement of Benefits form and the application fee.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Application is reviewed and Economic Development recommendation is prepared if applicable.
4. The Department of Economic Development prepares a declaratory and confirmatory resolution for a designation application. Both resolutions are introduced to City Council. Introductions may take place on either the 2nd or 4th Tuesdays of each month. The duration between introduction and passage is usually 3 or 4 weeks (The application must be submitted to the Department of Economic Development at least one week before the desired introduction date).
5. Resolution to confirm designation is sent to Committee on Finance.
6. Applicant presents project to Committee on Finance.
7. City Council holds a public hearing.
8. City Council votes on resolution to confirm designation.

FORT WAYNE
CITY OF FORT WAYNE
INDIANA

**AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS**

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

- Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 XX Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: IRON OUT, INC. / HDS INVESTMENTS

Address of Applicant's Principal Place of Business:

1515 DIVIDEND ROAD

FORT WAYNE, IN 46808

Phone Number of Applicant: (219) 483-2519

Street Address of Property Proposed to be Designated:

1515 DIVIDEND ROAD

FORT WAYNE, IN 46808

Real Estate Key Number for the Property: 80-0020-0030

Staff to Complete:

SIC Code of Principal User of Property: 2851

B. <u>PROJECT SUMMARY INFORMATION</u>	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the regulatory floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will this project require public improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Sewer Lines <input type="checkbox"/> Water Lines <input type="checkbox"/> Road Improvements <input type="checkbox"/> Other		
Does your company plan to request state or local assistance to finance these public improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the proposed project have any adverse environmental impact?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. <u>ZONING INFORMATION</u>		
What is the existing zoning classification on the project site? <u>Industrial M2</u>	<u>M2</u>	
What zoning classification does the project require? <u>Industrial</u>	<u>M2</u>	
What is the nature of the business to be conducted at the project site?	<u>light manufacturing / warehouse</u>	
	<u> </u>	
	<u> </u>	

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

One Building (approx. 2000 sq.ft. Office space and 16000 sq.ft. production/warehouse space)

What is the condition of the structure(s) listed above?

Good

Current assessed value of real estate:

Land	22,530
Improvements	83,700
Total	106,230

What was the amount of total property taxes owed during the immediate past year? \$ 10,726.48 for year 1991 .

Give a brief description of the proposed improvements to be made to the real estate.

Add a 10,000 sq.ft. Cold storage warehouse addition w/ concrete block walls and flat built-up roof.

What is the total amount of project cost? \$ 250,000

What is the anticipated first year tax savings attributable to this designation? \$ 7784.25

Explain how your company plans to use these tax savings.

Job preservation; Future improvements & growth; Increase in employee benefits

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$69,010

What was the amount of personal property taxes owed during the immediate past year? \$ 5509.82 for year 19⁹¹ .

Give a brief description of new manufacturing equipment to be installed at the project site.

(2) new bottle filling lines; (2) new carton taping machines;
(1) new bottle unscrambler & orienter

Cost of new manufacturing equipment: \$ 125,000

Development Time Frame:

When will installation begin of new manufacturing equipment?
MARCH 1993

When is installation expected to be completed? MARCH 1993

Explain how your company plans to use these tax savings.

New equipment & existing equipment upgrading; Job preservation;

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 4170.17

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 16

How many permanent jobs will be created as a result of this project? Permanent jobs will be preserved

Anticipated time frame for reaching employment level stated above

Current annual payroll: \$ 497,841

New additional payroll: \$

What is the nature of the jobs to be created?

N/A

Please provide the annual salary range for the jobs being created:

Minimum 13,000 Maximum 17,000 Average 15,000

Please check if these newly-created jobs provide any of the listed benefits:

- | | |
|-------------------------------------|-----------------------|
| <input checked="" type="checkbox"/> | Pension Plan |
| <input type="checkbox"/> | Tuition Reimbursement |
| <input type="checkbox"/> | Major Medical Plan |
| <input checked="" type="checkbox"/> | Life Insurance |
| <input type="checkbox"/> | Disability Insurance |

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

- | | |
|--------------------------|--|
| <input type="checkbox"/> | JobWorks |
| <input type="checkbox"/> | Benito Juarez Center |
| <input type="checkbox"/> | Township of Wayne |
| <input type="checkbox"/> | Catholic Charities Ft Wayne-South Bend Diocese |
| <input type="checkbox"/> | Community Action of Northeast Indiana, Inc. |
| <input type="checkbox"/> | State of Indiana, Department of Public Welfare |
| <input type="checkbox"/> | Fort Wayne Rescue Mission |
| <input type="checkbox"/> | Lutheran Social Services, Inc. |
| <input type="checkbox"/> | Fort Wayne Urban League, Inc. |
| <input type="checkbox"/> | Fort Wayne Women's Bureau |
| <input type="checkbox"/> | State of Indiana, Employment Security Division |
| <input type="checkbox"/> | State of Indiana, Vocational Rehabilitation Services |
| <input type="checkbox"/> | Anthony Wayne Services |
| <input type="checkbox"/> | Indiana Department of Commerce |
| <input type="checkbox"/> | Indiana Institute of Technology |
| <input type="checkbox"/> | Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> | Ivy Tech |

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

As a small company, our ability to remain competitive within our industry requires us to take advantage of every cost savings available. Our limited warehouse space prevents us from purchasing at the larger quantities necessary to receive the best possible pricing. Also, our outdated production equipment prevents us from running at the level of efficiency needed to stay abreast of our larger competitors.

In what Township is the project site located? Washington

In what Taxing District is the project site located? 80

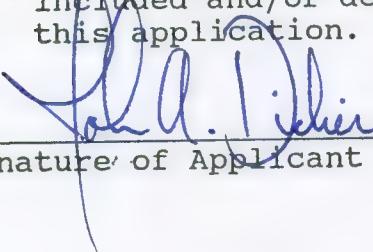
G. CONTACT PERSON

Name and address of contact person for further information if required:

John A. Didier
1515 Dividend Road Fort Wayne, IN 46808

Phone number of contact person: (219) 483-2519

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

01/18/93
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *Karen A. Lee*
Business Development Specialist

DATE: February 3, 1993

SUBJECT: Real and Personal Property Tax Abatement Application dated January 22, 1993 for Iron Out Inc./HDS Investments.
Address: 1515 Dividend Road, Fort Wayne, Indiana 46808.

Background

Q-93-02-01

Description of Product or Service Provided by Company: Iron Out, Inc. began its business in Fort Wayne in 1960. The product they manufacture is called Super Iron Out, which is a multi-purpose rust and stain remover. Over the years the company has added other related products including an entire line of drain openers and septic tank maintenance products. Iron Out, Inc. is now in a critical heavy growth stage. To remain competitive it must update production equipment and expand production.

Description of Project: Iron Out, Inc. plans to construct a 10,000 sq. ft. cold storage warehouse with concrete block walls and flat built-up roof. They also plan to purchase five pieces of machinery.

Average Annual Wage:	\$15,000	Total Project Cost:	\$375,000
Number of Full Time Jobs to be Created:	0	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M2
Full time jobs to be retained:	16		

Project is Located Within a:

Designated Downtown Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Urban Enterprise Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Platted Industrial Park:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Effect of Passage of Tax Abatement

Will allow for the retention of 16 permanent jobs.

Effect of Non-Passage of Tax Abatement

May not be able to sustain growth which has resulted in the addition of four permanent positions in the past two years.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to five (5) years on personal property and ten (10) years on the real property.

Comments

DIRECTOR: Elizabeth New

STAFF: _____

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Iron Out Inc. /HDS Investments is requesting a tax abatement in order to add a 10,000 sq. ft. cold storage warehouse with concrete block walls and flat built-up roof. They would also like to purchase five pieces of machinery which consist of two bottle filling lines, two carton taping machines and a bottle unscrambler.

EFFECT OF PASSAGE Will allow for the retention of 16 permanent jobs.

EFFECT OF NON-PASSAGE May not be able to sustain growth which has resulted in the addition of four permanent positions in the past two years.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-93-02-01

REPORT OF THE COMMITTEE ON
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1/1-12.1 for
property commonly known as 1515 Dividend Road, Fort Wayne,
Indiana (Iron Out, Inc./HDS Investments)

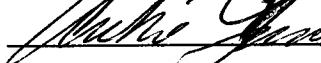
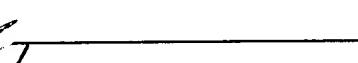
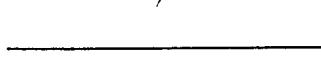
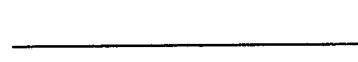
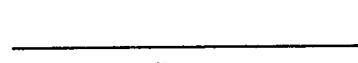
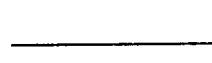
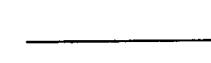
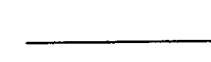
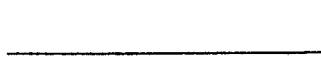
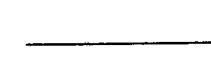
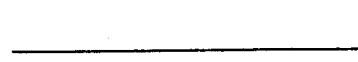
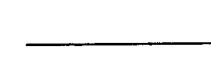
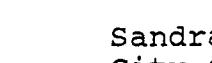
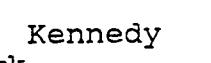
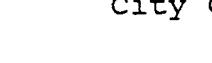
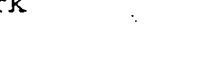
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 2-9-93.

Sandra E. Kennedy
City Clerk